

"The City With a Heart"



Linda Mason, *Chair*
Kelly Lethin, *Vice Chair*
Rick Biasotti
Tom Hamilton
Auros Ansbergs Harman
Mary Lou Johnson
Valentine Morgan

MINUTES
PLANNING COMMISSION MEETING
November 19, 2019
7:00 p.m.
Meeting location: Senior Center,
1555 Crystal Springs Road, San Bruno

MEETING CALL TO ORDER at 7:01 p.m.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Mason		excused
Commissioner Biasotti	X	
Commissioner Hamilton		excused
Commissioner Harman	X	
Commissioner Johnson	X	
Commissioner Lethin	X	
Commissioner Morgan	X	

STAFF PRESENT: Planning and Housing Manager: Pamela Wu
Senior Planner: Michael Smith
Associate Planner: Rucha Dande
Associate Engineer: Joanna Kwok
Community Development Technician: Gerry Igtanloc

PLEDGE OF ALLEGIANCE: Commissioner Johnson

1. APPROVAL OF MINUTES – August 20, 2019

Motion to approve August 20, 2019 minutes including Chair Mason's edits.

Planning and Housing Manager Pamela Wu: Stated per Chair Mason's request that she would like to add the reference of Florida Park is just around the corner of Centennial Park and Commissioner Morgan's suggestion to use Centennial Park for live music.

Commissioner Johnson: Requested for clarification and asked if these statements were left off the minutes?

Planning and Housing Manager Pamela Wu: Responded they were not included in the amended minutes that was distributed with the packet.

Commissioner Johnson / Biasotti

VOTE: 4-0

AYES: Commissioners Biasotti, Johnson, Lethin, Morgan

NOES: 0

ABSTAIN: Commissioner Harman

2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA - NONE

3. ANNOUNCEMENT OF CONFLICT OF INTEREST

Vice Chair Lethin: Noted she will be recusing herself for item 4A and Commissioner Biasotti will be the presiding Chair. She will rejoin the meeting after Item 4A and act as the Acting Chair for the remainder of meeting.

4. PUBLIC HEARINGS

A. 601 Acacia Avenue (APN: 020-091-060)

Request for a Use Permit to construct a second-floor addition that would increase the gross floor area of the building by more than 50% (75%), pursuant to Section 12.200.030.B.1. of the San Bruno Municipal Code.

Senior Planner Michael Smith: Presented Staff Report and recommends the Planning Commission approve Use Permit 19-028 based on Findings 1-3 and subject to Conditions of Approval 1-24 as stated in the staff report.

Questions for Staff

Commissioner Morgan: Commented the added wrapped-around porch will improve the appearance of the property.

Public Comments

Applicant Gaunic Trehan: Commented he just wants to get the project completed.

Commissioner Morgan: Questioned why the project was delayed?

Applicant Gaunic Trehan: Responded that there was miscommunication and designer delays.

Motion to approve Use Permit.

Commissioner Morgan / Harman

VOTE: 4-0

AYES: Commissioners Biasotti, Harman, Johnson, Morgan

NOES: 0

ABSTAIN: Lethin

B. 127 Acacia Avenue (APN: 020-412-200)

Request for a Conditional Use Permit to allow a single-family residence that would be greater than 1,825 square feet with only one-car garage, expand by more than

50%, and utilize the existing 4'-0" side yard setback through the Minor Modification request.

Associate Planner Rucha Dande: Presented Staff Report and recommends the Planning Commission approve Use Permit 19-010 and Minor Modification 19-001 based on Findings 1-3 and subject to Conditions of Approval 1-26 as stated in the staff report.

Questions for Staff

Commissioner Harman: Questioned whether it is impractical for the garage to be expanded given the existing lot's layout and topography?

Associate Planner Rucha Dande: Responded that in the current situation, the applicant can park one car in their driveway however it is common in the neighborhood and staff supports the request.

Public Comment

Applicant Sean Carlin: Commented the house is old and just needs to get remodeled and repaired.

Commissioner Biasotti: Questioned why the project was delayed?

Applicant Sean Carlin: Responded he waited because of the economy.

Commissioner Johnson: Noted if the applicant supports all the conditions of approval and all findings.

Applicant Sean Carlin: Responded yes.

Motion to approve Use Permit.

Commissioner Morgan / Johnson

VOTE: 5-0

AYES: Commissioners Biasotti, Harman, Johnson, Lethin, Morgan

NOES: 0

ABSTAIN: 0

C. 86 Buena Vista Avenue (APN: 014-276-020)

Request for a Use Permit to allow an addition to increase the existing gross floor area of a single-family residence by more than 50% and to allow an expansion exceeding the permissible lot coverage.

Associate Planner Rucha Dande: Presented Staff Report and recommends the Planning Commission approve Use Permit 19-017 based on Findings 1-3 and subject to Conditions of Approval 1-29 as stated in the staff report.

Questions for Staff

Commissioner Harman: Commented on the proposed use for boarding house and how the City would enforce the use?

Planning and Housing Manager Pamela Wu: Reminded the Commission that the conditional use permit pertains to the single family residence remodel only and if the use changes to a boarding house in the future, then it would be treated as a code enforcement matter later.

Commissioner Harman: Questioned if code enforcement only gets involved if somebody reports the matter.

Planning and Housing Manager Pamela Wu: Responded that is correct.

Public Comment

Applicant Kenny Yip: Commented he is the principal designer.

Commissioner Johnson: Noted she appreciates staff adding a condition to prohibit boarding house use and trusts the applicant to do the right thing.

Commissioner Biasotti: Questioned staff that who brought the boarding house issue up?

Associate Planner Rucha Dande: Responded that the question was raised by the applicant during the Architectural Review Committee meeting.

Commissioner Morgan: Noted the issue of whether the property can be used as a boarding house was asked during the Architectural Review Committee meeting and the applicant volunteered the information.

Commissioner Biasotti: Reiterated to the applicant that the use should remain as a single family house only and not to be used for company employee housing rentals.

Applicant Kenny Yip: Responded yes.

Motion to approve Use Permit.

Commissioner Herman / Morgan

VOTE: 5-0

AYES: Commissioners Biasotti, Harman, Johnson, Lethin, Morgan

NOES: 0

ABSTAIN: 0

5. NEW BUSINESS

A. 111 San Bruno Avenue and 761 – 767 Huntington Avenue (APN: 020-121-360, 020-121-350)

Request for one-year permit extension of a Planned Development Permit and Architectural Review Permit for a mixed-use development at 111 San Bruno Avenue and 761 – 767 Huntington Avenue per Section 12.128.020 of the San Bruno Municipal Code. The project includes approximately 7,200 sq. ft. of ground floor commercial space and 62 dwelling units.

Senior Planner Michael Smith: Presented Staff Report and recommends that the Planning Commission adopt the resolution granting a one year renewal of the approved Planned Development Permit and Architectural Review Permit for the project.

Questions for Staff

Commissioner Johnson: Asked staff if there are considerations to deny this project.

Senior Planner Michael Smith: Responded not at all. The utility and improvement plan design is taking a lot of work and time.

Commissioner Morgan: Advised staff if it is advisable to further extend the permit period between Planning Commission approval and issuance of a building permit.

Senior Planner Michael Smith: Responded staff will take the matter into consideration during the future zoning code update.

Commissioner Morgan: Added that if the applicant is required to comply with a substantial list of requirements, then an extension would be beneficial.

Planning and Housing Manager Pamela Wu: Explained that the request is trying to align the entitlement expiration for the architectural review permit and plan development permit (PDP) to with the Tentative Map approval until next December.

Commissioner Harman: Pointed out the removal of traffic lane is basically one block only?

Senior Planner Michael Smith: Responded that is correct, the project includes removing the 600 block of Huntington Avenue.

Commissioner Harman: Noted to staff that he is concerned with the complexity of the potential utility upgrades such as power, water, and sewer improvements.

Senior Planner Michael Smith: Responded yes, staff is working with Public Works to evaluate water and sewer upgrades.

Commissioner Harman: Questioned staff if the submitted renderings represent truly of the final project.

Senior Planner Michael Smith: Responded yes.

Planning and Housing Manager Pamela Wu: Reiterated to commissioners that the action is only the time extension, not the project itself.

Public Comment

Applicant Moshe Dinar: Applauded staff did a great job on the presentation.

Commissioner Biasotti: Expressed his appreciation to the applicant.

Commissioner Morgan: Added his appreciation on how attractive and helpful the project will be to local housing.

Roll Call Vote: 5-0

AYES: Commissioners Biasotti, Harman, Johnson, Lethin, Morgan

NOES: 0

ABSTAIN: 0

6. ITEMS FROM STAFF –

A. Introduction of Planning Commissioner Harman.

Planning and Housing Manager Pamela Wu: Introduced Auros Ansbergs Harman.

B. Selection of December 12, 2019 Architectural Review Committee members.

Commissioners: Morgan, Johnson, Biasotti

Backups: Harman, Lethin

C. Selection of a new Recreation and Aquatics Center Advisory Committee Member - Planning Commission representative to fill vacancy.

Commissioner Harman will volunteer to serve as the new RAC committee member with Commissioner Lethin.

7. PUBLIC COMMENT ON ITEMS NOT ON AGENDA - none

8. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS

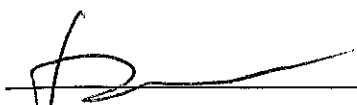
Commissioner Biasotti: Questioned staff regarding this new line item 8. What is the intent?

Planning and Housing Manager Pamela Wu: Clarified that agenda is mirrored after the Planning Commission's bylaws and item 8 is not a new item.

Commissioner Biasotti: Requested clarification since the City Attorney noted not to bring up items that are not agendaized.

Planning and Housing Manager Pamela Wu: Noted the section can be used for a subcommittee of Planning Commission to report back and to share with the rest of the commission. It can also be used for any commission member who participated in an event that would like to report back to the commission.

9. ADJOURNMENT: Meeting was adjourned at 8:00 p.m.



Pamela T. Wu
Secretary to the Planning Commission
City of San Bruno



~~Linda Mason~~, Chair
Planning Commission
City of San Bruno

12/19/19
KELLY LETHIN

NEXT MEETING: December 17, 2019